



Investment Property

Ref: 3818293

23a Wish Street Flats 1 - 4, Rye, TN31 7DA

Freehold: £950,000

4 Flats - Potential Gross Yield c6.44%

Potential rental income c£61,200

Presented in excellent condition

AST Schedule available on request

Superb central location

EPCs available upon request



A superb opportunity to acquire a residential investment comprising 4 flats in the coastal town of Rye. The flats are finished to an excellent standard throughout. The combined potential rental income is c£61,200 producing a gross yield of c6.44%.





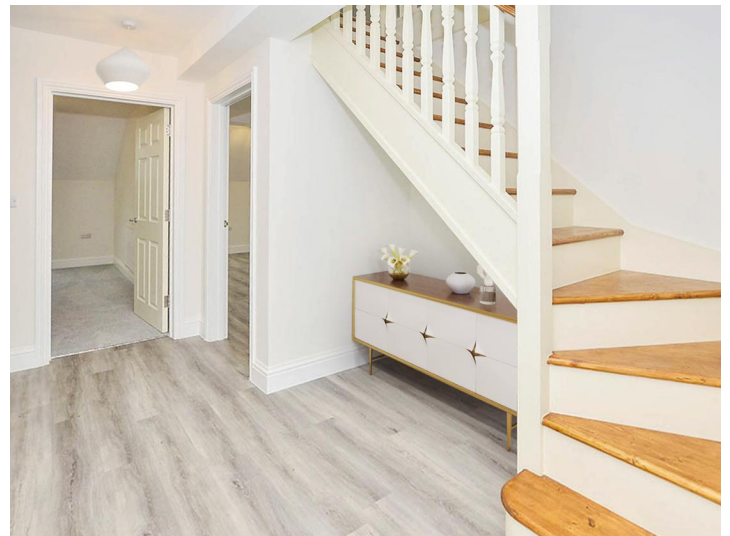
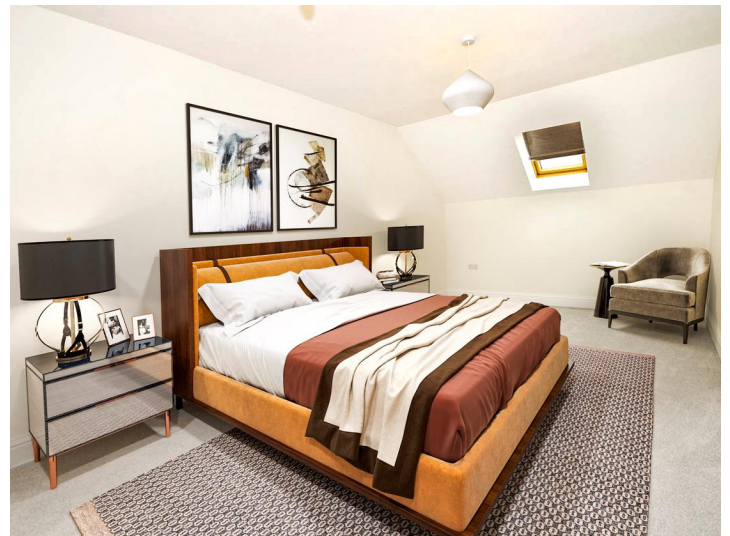
Internal Details

Flat 1 is located on the ground floor and faces outwards to the main road, it comprises of 2 bedrooms and 1 bathroom with an open plan kitchen/dining and living area. The flat is of a good and modern condition.

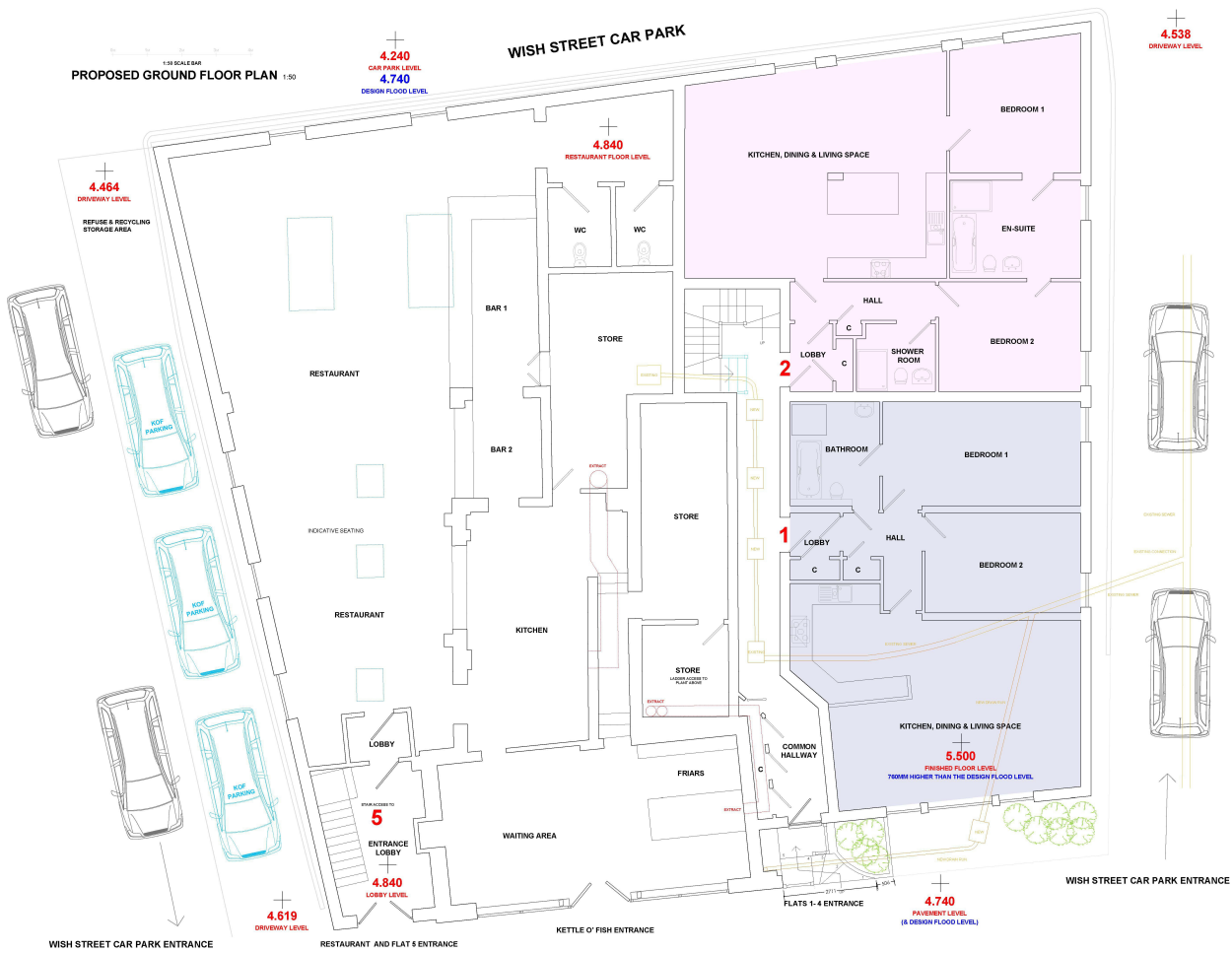
Flat 2 is located on the ground floor and faces onto the car park to the rear of the property. It comprises of 2 bedrooms with a Jack and Jill bathroom and an open plan kitchen/dining and living area.

Flat 3 is located on the first floor and is a duplex apartment. The flat comprises of 3 bedrooms, 2 bathrooms with an open plan kitchen/dining and living area overlooking the car park to the rear of the property. The third bedroom is located on the second floor. The flat is of a good and modern condition.

Flat 4 is located on the first floor and is a duplex apartment. It comprises of 3 bedrooms, 2 bathrooms with an open plan kitchen/dining and living area. One of the bedrooms benefits from an en-suite. The third bedroom is located on the second floor. The flat is of a good and modern condition.



PROPOSED GROUND FLOOR PLAN 1:50



- READ IN CONJUNCTION WITH THE FOLLOWING
- DRAWING NUMBERS
 - SD/590/01
 - EXISTING PLANS & LOCATION SITE PLAN
 - SD/590/02
 - PROPOSED GROUND FLOOR PLAN
 - SD/590/03
 - PROPOSED SECOND FLOOR PLAN
 - SD/590/04
 - PROPOSED SECOND FLOOR PLAN
 - SD/590/05
 - PROPOSED SECTION
 - SD/590/06
 - PROPOSED 3D ELEVATIONS AND ROOF PLAN
 - SD/590/07
 - DESIGN STATEMENT

CHECK ALL DIMENSIONS AND LEVELS ON SITE FROM TO CORNER CORNER OF ANY WORK. DO NOT SCALE ANY DIMENSIONS. IF ANY DOUBT - SEEK CLARIFICATION.

REVISIONS

NO.	DESCRIPTION

PROPOSED
RESIDENTIAL DEVELOPMENT
ADJACENT TO THE KETTLE OF FISH
25 WISH STREET
EAST SUSSEX
TN31 7DA
FOR MR. ANGELE

GROUND FLOOR PLAN

MAY 2022
SCALE - 1:50

DRAWING NUMBER
SD/590/02b
PRODUCED @ A1

STEVE DERHUN
DESIGN & BUILD

07932 79632
12 BRIMLEY ROAD, LITTLE WIMBORNE, WIMBORNE, DORSET, DT9 9JF
01929 492222

1:50 SCALE BAR
PROPOSED FIRST FLOOR PLAN 1/50



READ IN CONJUNCTION WITH THE FOLLOWING

- DRAWING NUMBERS
- SD/590/01
- EXISTING PLANS & LOCATION SITE PLAN
- SD/590/02
- PROPOSED PROPOSED FLOOR PLAN
- SD/590/03
- PROPOSED PROPOSED FLOOR PLAN
- SD/590/04
- PROPOSED PROPOSED FLOOR PLAN
- SD/590/05
- PROPOSED PROPOSED FLOOR PLAN
- SD/590/06
- PROPOSED TO ELEVATIONS AND ROOF PLAN
- SD/590/07
- DESIGN STATEMENT

CHECK ALL DIMENSIONS AND LEVELS ON SITE FROM TO CORNER CORNER OF ANY WORK. DO NOT SCALE ANY DIMENSIONS. IF ANY DOUBT - SEEK CLARIFICATION.

REVISIONS

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PROPOSED
 RESIDENTIAL DEVELOPMENT
 ADJACENT TO THE KETTLE OF FISH
 25 WASH STREET
 EAST BRISBANE
 TNS1 7DA
FOR MR. ANGELE

FIRST FLOOR PLAN

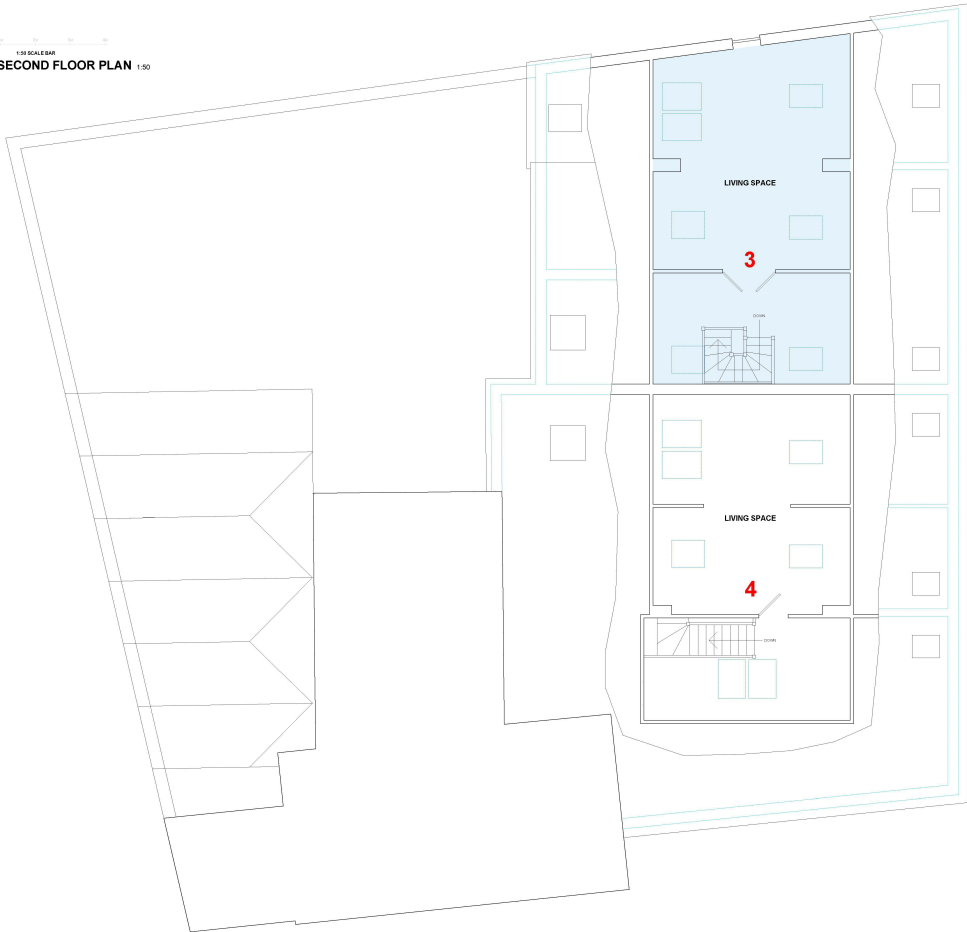
MAY 2022
 SCALE - 1:50

DRAWING NUMBER
SD/590/03b
 PRODUCED @ A1

STEVE DERHUN
 DESIGN & BUILD

07322 79682
 17 BRUNNEN STREET, BRISBANE QLD 4000, AUSTRALIA
 BRISBANE, QLD 4000, AUSTRALIA
 07322 79682

1:50 SCALE BAR
PROPOSED SECOND FLOOR PLAN 1:50



READ IN CONJUNCTION WITH THE FOLLOWING

DRAWING NUMBERS
SD/590/01
 EXISTING PLANS &
 LOCATION SITE PLAN
SD/590/02
 PROPOSED EXISTING FLOOR PLAN
SD/590/03
 PROPOSED FIRST FLOOR PLAN
SD/590/04
 PROPOSED SECOND FLOOR PLAN
SD/590/05
 PROPOSED EXTERIORS
SD/590/06
 PROPOSED 3D ELEVATIONS
 AND ROOF PLAN
SD/590/07
 DESIGN STATEMENT

CHECK ALL DIMENSIONS AND LEVELS ON SITE
 PRIOR TO COMMENCEMENT OF ANY WORK
 DO NOT SCALE ANY DIMENSIONS
 IF ANY DOUBT - SEEK CLARIFICATION

REVISIONS

PROPOSED
 RESIDENTIAL DEVELOPMENT
 ADJACENT TO THE KETTLE OF FISH
 25 WASH STREET
 EAST BURGESS
 TN15 7DA
FOR MR. ANGELE

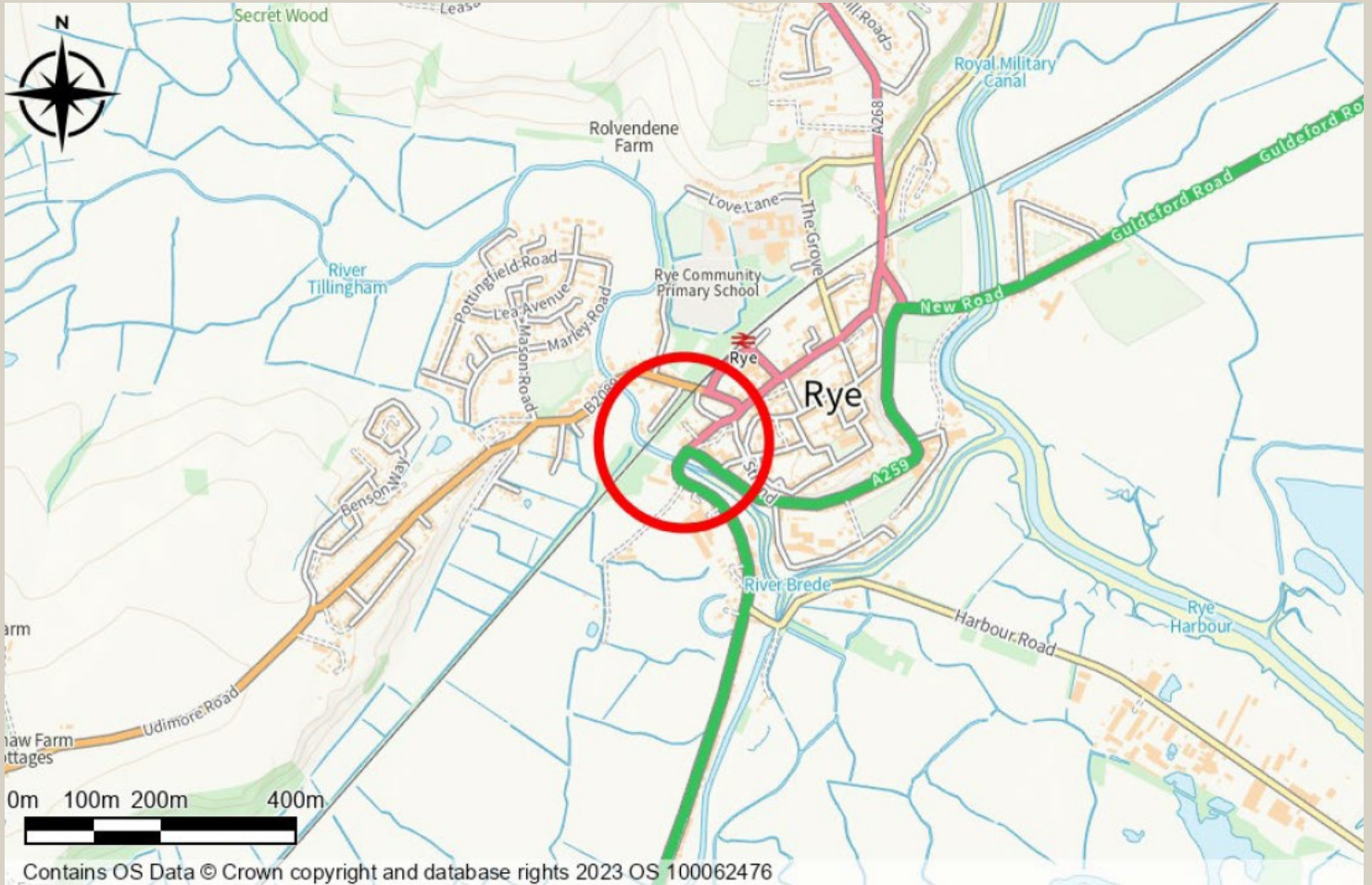
SECOND FLOOR PLAN

MAY 2022
 SCALE - 1:50

DRAWING NUMBER
SD/590/04b
 PRODUCED @ A1

STEVE DERHUN
 DESIGN & BUILD

07932 796882
 12 BRUNN STREET, DORSET, LAKE
 BOSWICK, W. OF ST. ANDREW, ST. ANDREW
 01753 500000



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

James Matson

Senior Business Agent - Retail

M:+44 784 002 0041

E:james.matson@christie.com

Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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